042.0	0004	0010.A	1 of 1	Commercial
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,844,100	/	1,844,100
USE VALUE:	1,844,100	/	1,844,100
ASSESSED:	1,844,100	/	1,844,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
281	-283	BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEVOSKY CAROLYN TR
Owner 2:	LEVOSKY NOMINEE TRUST
Owner 3:	
Street 1:	20 ROCKLEDGE RD
Street 2:	
Twn/City:	NEWTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02461 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 16,543 Sq. Ft. of land mainly classified as Store with a Store Building built about 1950, having primarily Brick Exterior and 14007 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	16543.000	766,400	11,700	1,066,000	1,844,100
Total Card	0.380	766,400	11,700	1,066,000	1,844,100
Total Parcel	0.380	766,400	11,700	1,066,000	1,844,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 131.66 | /Parcel: 131.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 29132

GIS Ref

GIS Ref

Insp Date 09/12/18

!3545!

PREVIOUS ASSESSMENT

Parcel ID 042.0-0004-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	325	FV	766,400	11700	16,543.	1,047,500	1,825,600	1,825,600	Year End Roll	12/18/2019
2019	325	FV	728,400	12200	16,543.	985,900	1,726,500	1,726,500	Year End Roll	1/3/2019
2018	325	FV	728,400	12200	16,543.	862,700	1,603,300	1,603,300	Year End Roll	12/20/2017
2017	325	FV	728,400	12200	16,543.	677,800	1,418,400	1,418,400	Year End Roll	1/3/2017
2016	325	FV	728,400	12200	16,543.	677,800	1,418,400	1,418,400	Year End	1/4/2016
2015	325	FV	652,600	12600	16,543.	616,200	1,281,400	1,281,400	Year End Roll	12/11/2014
2014	325	FV	652,600	12600	16,543.	616,200	1,281,400	1,281,400	Year End Roll	12/16/2013
2013	325	FV	652,600	12600	16,543.	616,200	1,281,400	1,281,400		12/13/2012

PRINT

Date	Time
12/10/20	18:46:23

LAST REV

Date	Time
06/05/19	09:41:56

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3545

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11273-384		12/30/1966			No	No		N

USER DEFINED

Prior Id # 1:	29132
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2019	I & E Return	JO	Jenny O
9/12/2018	MEAS&NOTICE	PH	Patrick H
3/2/2017	I & E Return	EMK	Ellen K
3/28/2016	I & E Return	EMK	Ellen K
3/11/2009	Meas/Inspect	197	PATRIOT
4/12/2000	Meas/Inspect	197	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		16543		Sq. Ft.	Site		0	43.25	1.49	CG									1,066,029						1,066,000	

Total AC/HA: 0.37978 | Total SF/SM: 16543 | Parcel LUC: 325 Store | Prime NB Desc: COMM GD | Total: 1,066,029 | Spl Credit | Total: 1,066,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	0.93564838
Const Adj.:	1.05180764
Adj $ / SQ:	98.412
Other Features:	11152
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1179008
Depreciation:	412653
Depreciated Total:	766355

COMMENTS

RTL IN BMT; PLAYTIME.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	2

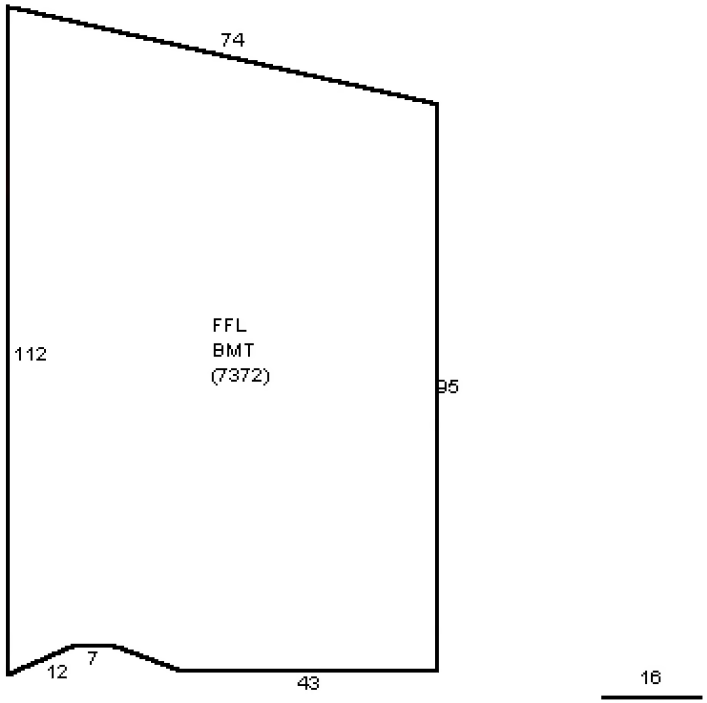
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	108.25
Special Features:	0	Val/Su Net:	51.98
Final Total:	766400	Val/Su SzAd	103.96

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	7,372	45.470	335,179
FFL	First Floor	7,372	98.410	725,495

Net Sketched Area:	14,744	Total:	1,060,674
Size Ad	7372	Gross Are	14744	FinArea	14007
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	90	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 042.0-0004-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	8000	A	AV	1980	2.13	T	31.2	325			11,700			11,700

More:	N	Total Yard Items:	11,700	Total Special Featues:		Total:	11,700